

IN THE MATTER between **HAY RIVER HOUSING AUTHORITY**, Applicant, and **ELIZA DOBBS**, Respondent;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter R-5 (the "Act");

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer, regarding the rental premises at **HAY RIVER, NT**.

BETWEEN:

HAY RIVER HOUSING AUTHORITY

Applicant/Landlord

- and -

ELIZA DOBBS

Respondent/Tenant

ORDER

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(b) of the *Residential Tenancies Act*, the respondent shall pay all future rent on time.

DATED at the City of Yellowknife in the Northwest Territories this 28th day of February 2004.

Hal Logsdon
Rental Officer

IN THE MATTER between **HAY RIVER HOUSING AUTHORITY**, Applicant, and **ELIZA DOBBS**, Respondent.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter R-5 (the "Act");

AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

HAY RIVER HOUSING AUTHORITY

Applicant/Landlord

-and-

ELIZA DOBBS

Respondent/Tenant

REASONS FOR DECISION

Date of the Hearing: February 26, 2004

Place of the Hearing: Hay River, NT via teleconference

Appearances at Hearing: Roger Morrison, representing the applicant
Eliza Dobbs, respondent

Date of Decision: February 26, 2004

REASONS FOR DECISION

The applicant alleged that the respondent had breached the tenancy agreement by failing to pay the rent on the days it was due. The applicant stated that, since the application was filed, the respondent had paid all outstanding rent. The applicant withdrew the request for an order terminating the tenancy agreement in favour of an order requiring the respondent to pay future rent on time. The tenant ledger and tenancy agreement were entered in evidence.

The respondent did not dispute the allegation.

The ledger indicates that the rent had not always been paid on the first day of the month as required by the written tenancy agreement between the parties. I find the respondent in breach of her obligation to pay rent on the days it is due. An order shall issue requiring the respondent to pay all future rent on time.

Hal Logsdon
Rental Officer